

4-2-110A

DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONING DESIGNATIONS (Primary and Attached Accessory Structures)				
	RC	R-1	R-4	R-8
DENSITY (Net Density in Dwelling Units per Net Acre)				
Minimum Housing Density for proposed short plats or subdivisions	None	None	None	4 dwelling units per net acre. ^{1, 2}
Maximum Housing Density ^{2, 14}	1 dwelling unit per 10 net acres. ⁵	1 dwelling unit per 1 net acre except that in designated Urban Separators, density of up to 1 unit per gross acre may be permitted subject to conditions in RMC 4-3-110, Urban Separator Overlay.	4 dwelling units per 1 net acre. ¹³	8 dwelling units per 1 net acre.
NUMBER OF DWELLING UNITS PER LOT				
Maximum Number per legal lot²	1 dwelling with 1 accessory unit.	1 dwelling unit.	1 dwelling unit.	1 dwelling unit.
LOT DIMENSIONS				
Minimum Lot Size for lots created after November 10, 2004	10 acres.	1 acre.10,000 sq. ft. for cluster development. ³	8,000 sq. ft. 11, 13 except where small lot clusters 10 are allowed, R-8 standards shall apply.	4,500 sq. ft. for parcels greater than 1 acre.5,000 sq. ft. for parcels 1 acre or less.
Minimum Lot Width for lots created after November 10, 2004	150 ft. for interior lots.175 ft. for corner lots.	75 ft. for interior lots.85 ft. for corner lots.Except for clustered development within designated Urban Separators, R-4 standards shall apply for both interior and corner lots.	70 ft. for interior lots.80 ft. for corner lots. 11, 13Except where small lot clusters 10 are allowed, R-8 standards shall apply.	50 ft. for interior lots.60 ft. for corner lots.
Minimum Lot Depth for lots created after November 10, 2004	200 ft.	85 ft.	80 ft. 11, 13 except where small lot clusters 10 are allowed, R-8 standards shall apply.	65 ft.
SETBACKS⁴				
Minimum Front Yard	30 ft. ⁶	30 ft. ⁶	30 ft.12, 13 except where small lot clusters 10 are allowed, R-8	15 ft. for primary structure.20 ft. for attached garages

			standards shall apply. Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 20 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley. ⁶	accessed from front or side yard street. Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 10 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley. ⁶
Minimum Side Yard Along a Street	30 ft. ⁷	20 ft. ⁷	20 ft. ^{12,13} except where small lot clusters 10 are allowed, 15 ft. is allowed.	15 ft. ⁷ for the primary structure and 20 ft. for attached garages which access from the front and side yard along a street.
Minimum Side Yard	25 ft.	15 ft.	15 combined ft. ^{12,13} is allowed with a minimum of 5 ft. for any side yard, except where small lot clusters 10 are allowed, 5 ft.	5 ft.
Minimum Rear Yard	35 ft.	25 ft.	25 ft. Where small lot clusters 10 are allowed, 20 ft.	20 ft.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.
BUILDING STANDARDS				

Maximum Building Height and Number of Stories, except for uses having a "Public Suffix" (P) designation⁹ and public water system facilities⁹	2 stories and 30 ft.	2 stories and 30 ft.	2 stories and 30 ft. for standard roof. 2 stories and 35 ft. for roofs having a pitch greater than 3/12.	2 stories and 30 ft.
Maximum Height for Wireless Communication Facilities	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.
Maximum Building Coverage (Including primary and accessory buildings)	Lots 5 acres or more: 2%. An additional 5% of the total area may be used for agricultural buildings. Lots 10,000 sq. ft. to 5 acres: 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings. Lots 10,000 sq. ft. or less: 35%.	35%.	Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater. Lots 5,000 sq. ft. or less: 50%.	Lots 5,000 sq. ft. or greater: 35% or 2,500 sq. ft., whichever is greater. Lots less than 5,000 sq. ft.: 50%.
Vertical Facade Modulation			All dwelling units shall provide vertical facade modulation at least every twenty horizontal feet (20'), including front, side and rear facades when visible from a street.	
LANDSCAPING AND OPEN SPACE				
Minimum Off-Site Landscaping Abutting Non-Arterial Public Streets for Plats and Short Plats Submitted on or after November 10, 2004			5 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 5 ft., this shall also be landscaped.	5 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 5 ft., this shall also be landscaped.
Minimum Off-Site Landscaping Abutting Principal, Minor and			10 ft. wide irrigated or drought resistant landscape strip;	10 ft. wide irrigated or drought

Collector Arterial Streets for Plats and Short Plats Submitted on or after November 10, 2004			provided, that if there is additional undeveloped right-of-way in excess of 10 ft., this shall also be landscaped, unless otherwise determined by the reviewing official during the subdivision process.	resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 10 ft., this shall also be landscaped, unless otherwise determined by the reviewing official during the subdivision process.
Minimum On- or Off-Site Tree Requirements for Plats and Short Plats Submitted on or after November 10, 2004			At least two (2) trees of a City-approved species with a minimum caliper of 1 1/2" per tree shall be planted in the front yard or planting strip of every lot prior to occupancy.	At least two (2) trees of a City-approved species with a minimum caliper of 1 1/2" per tree shall be planted in the front yard or planting strip of every lot prior to occupancy.
EXCEPTIONS				
Pre-Existing Legal Lots	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050, Critical Areas, can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050, Critical Areas, can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050, Critical Areas, can be met.	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC 4-3-050, Critical Areas, can be met.

CRITICAL AREAS				
General	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.

(Ord. 4869, 10-23-2000; Amd. Ord. 4963, 5-13-2002; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5153, 9-26-2005)